



COUNCIL MEETING AGENDA

September 1, 2015

Members may attend in person or by telephone.

John W. Lewis, *Mayor*
Jordan Ray, *Vice Mayor*

Eddie Cook
Victor Petersen
Jared Taylor

Jenn Daniels
Brigette Peterson

**Municipal Center, Conference Room 300
50 East Civic Center Drive
Gilbert, Arizona**

**Special Meeting
7:00 AM**

**AGENDA ITEMS MAY BE DISCUSSED IN A DIFFERENT SEQUENCE.
ITEMS WILL NOT BE DISCUSSED PRIOR TO POSTED MEETING TIME.**

AGENDA ITEM

NETWORKING OPPORTUNITY

CALL TO ORDER

WELCOME AND INTRODUCTIONS

ADMINISTRATIVE ITEMS

1. Presentation by member of the Southeast Valley Regional Association of Realtors (SEVRAR) Team on the number of associates, geographic areas, guiding principles and discussion on local issues.
2. Presentation by member of the Gilbert Team on demographics; growth trends; housing statistics including but not limited to system development fees, single family permits; selling features of Gilbert including but not limited to awards, Heritage District, executive housing; Census; Economic Development update on projects and education; and jobs, and related.
3. Review and discussion on possible partnerships.

ADJOURN SPECIAL MEETING

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child. A.R.S. 1-602.A.9. Gilbert Council Meetings are recorded and maybe viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Council Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk.



2015 SEVRAR Government Affairs Committee Policy Platform

REALTORS® are in the business of selling communities, not just homes. We understand better than most what people care about and what the formula is for a strong, vital community. We want a strong economy, good schools and parks, safe neighborhoods and the ability to conduct business free from onerous local rules, regulations and ordinances.

The Government Affairs Committee (GAC) of the SouthEast Valley Regional Association of REALTORS® (SEVRAR) hereby adopts the following **GUIDING PRINCIPLES** and **POLICY STATEMENTS** for the purpose of safeguarding our community, our profession and our quality of life.

Principle #1: Protecting Property Rights

REALTORS® believe that private property rights are fundamental to our free-market economic system and a cornerstone upon which this nation was founded. The United States and Arizona Constitutions recognize and protect the natural right to own property. *A strong economy depends upon preserving the right to freely own, use and transfer real property.*

Policy Statement #1: SEVRAR will monitor local municipalities¹ to ensure private property rights are upheld.

Policy Statement #2: SEVRAR will closely monitor AND scrutinize the use of eminent domain by local municipalities.

Principle #2: Ensuring Economic Vitality

REALTORS® believe a strong economy with full employment for our citizens is the key to our quality of life. *A healthy economy sustains vibrant communities for living and working. Commercial, industrial and residential growth, in turn, sustains a healthy economy.* Economic development brings new opportunity and improved quality of life for citizens by increasing job opportunities, the availability of goods and services, and offers community revitalization and improvement. *A managed and sustainable tax base is essential to local government's ability to deliver necessary services, new amenities for neighborhoods, and maintain infrastructure that serves the needs of the community.*

Policy Statement #1: SEVRAR will monitor municipal economic development and provide professional real estate advice when applicable. We will review existing economic development strategies to determine alignment with Principle #2 and offer amendments or additions to achieve alignment.

Policy Statement #2: SEVRAR will OPPOSE any attempt by the region's governmental bodies to increase fees or taxes on REALTORS®, real estate activities, and real property that is deemed detrimental to the industry.

Principle #3: Ensuring Housing Opportunity and Choice

REALTORS® believe home ownership is the cornerstone of the American Dream and deserves a preferred place in our system of values. Home ownership contributes to community responsibility; civic, economic, business and employment stability; family security and well being. *Every citizen has the OPPORTUNITY TO PURSUE safe, decent AND MARKETABLE housing near where they work and live, and that choice in style and location is critical to increasing home ownership.*

These objectives should be met through market-driven approaches that foster a wide-range of urban, suburban and rural housing choices at all price levels to suit a diverse population. Accommodating growth relieves pressure on housing prices and provides increased opportunities for homeownership.

Policy Statement #1: SEVRAR will monitor local municipalities' policies and processes with regard to growth and development and provide professional real estate advice when applicable.

Policy Statement #2: SEVRAR will monitor work monitor municipal general plans and updates, and provide professional real estate advice when applicable.

Principle #4: Preserving the Environment

REALTORS® recognize the incredible gift that Arizona's natural environment offers to our citizens. We also recognize the importance of parks, open space and the environment to our quality of life and the marketability of surrounding property. REALTORS® support policies and programs that encourage conservation and the wise use of natural resources.

Policy Statement #1: To protect the environment effectively, SEVRAR will monitor local municipalities and make certain accommodations are made for quality commercial, industrial and residential growth through the implementation of sustainable growth techniques that are economically viable.

Principle #5: Building Better Communities

REALTORS® believe communities flourish best when they offer a high quality of life at a reasonable cost. Livable communities offer a variety of housing choices, nearby employment opportunities, an economically viable commercial sector, good schools, quality public services, ample recreation and park areas, open space, efficient transportation systems and infrastructure.

Policy Statement #1: SEVRAR will work to promote livable communities and a high quality of life by ensuring municipalities accommodate quality growth through policies embracing property rights, economic vitality, housing opportunities, and the environment.

¹SEVRAR serves those cities and communities representing the territorial boundaries defined by SEVRAR'S jurisdiction in Article III of the SEVRAR Bylaws

Joint Council Meeting with Southeast Valley Regional Association of Realtors (SEVRAR)

Mayor John W. Lewis
September 1, 2015



Gilbert: Elevator Speech & More



Growth & Development *Committed to Safety*
this is *Community Focused*

Gilbert

Open for Business ARIZONA

Premier Education
Playful Innovative
Community

gilbertaz.gov



Growth & Development

#12

*Fastest Growing
Community in
the U.S.*

U.S. Census Bureau

+ 235,493

2014 Gilbert Population



Largest City in Arizona



Largest City in the U.S.

72.6 Square Miles

Gilbert is Larger than:
Washington D.C.

Boston

Miami

Minneapolis



Fire Stations



Street Center Line Miles



FY 2013:	989
FY 2012:	979
FY 2011:	923
FY 2010:	903
FY 2009:	872

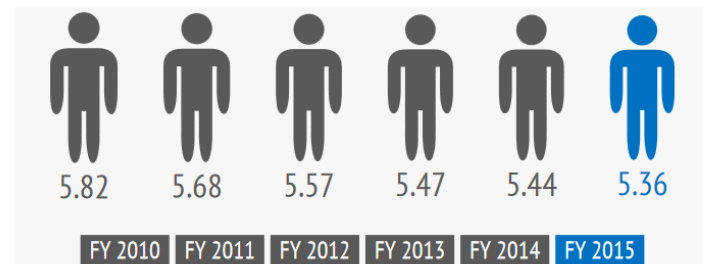
12th

Fastest Growing
Community U.S.

– Census Bureau, May 2014



FTE per 1,000 Residents



Traffic Control Signals

FY 2013:	177	FY 2012:	175
FY 2011:	173	FY 2010:	168



Police Protection

Crimes per 1,000 Residents

FY 2013:	16.5
FY 2012:	18.3
FY 2011:	19.3
FY 2010:	20.4
FY 2009:	23.3
FY 2008:	25.4
FY 2007:	26.6
FY 2006:	28.3
FY 2005:	27.4

TOTAL HOUSING UNITS

– Census Bureau, ACS 1-year estimates through 2012



2005 2006 2007 2008 2009 2010 2011 **2012**

57,900 58,900 65,800 66,400 73,300 75,100 72,300 78,800

Fastest Growing Communities in Greater Phoenix

Single Family Building Permits 2010-2015*							
	2015*	2014	2013	2012	2011	2010	Total
Gilbert	1,177	1,435	1,927	2,418	1,545	1,062	9,564
Phoenix	1,250	1,610	1,674	1,651	1,019	1,161	8,365
<i>Pinal County</i>	<i>870</i>	<i>1,059</i>	<i>1,170</i>	<i>1031</i>	<i>558</i>	<i>914</i>	5,602
Mesa	1,086	1,007	1109	860	486	486	5,034
Peoria	898	1,056	872	768	430	440	4,464
*YTD through July 31, 2015							



Committed to Safety

#2

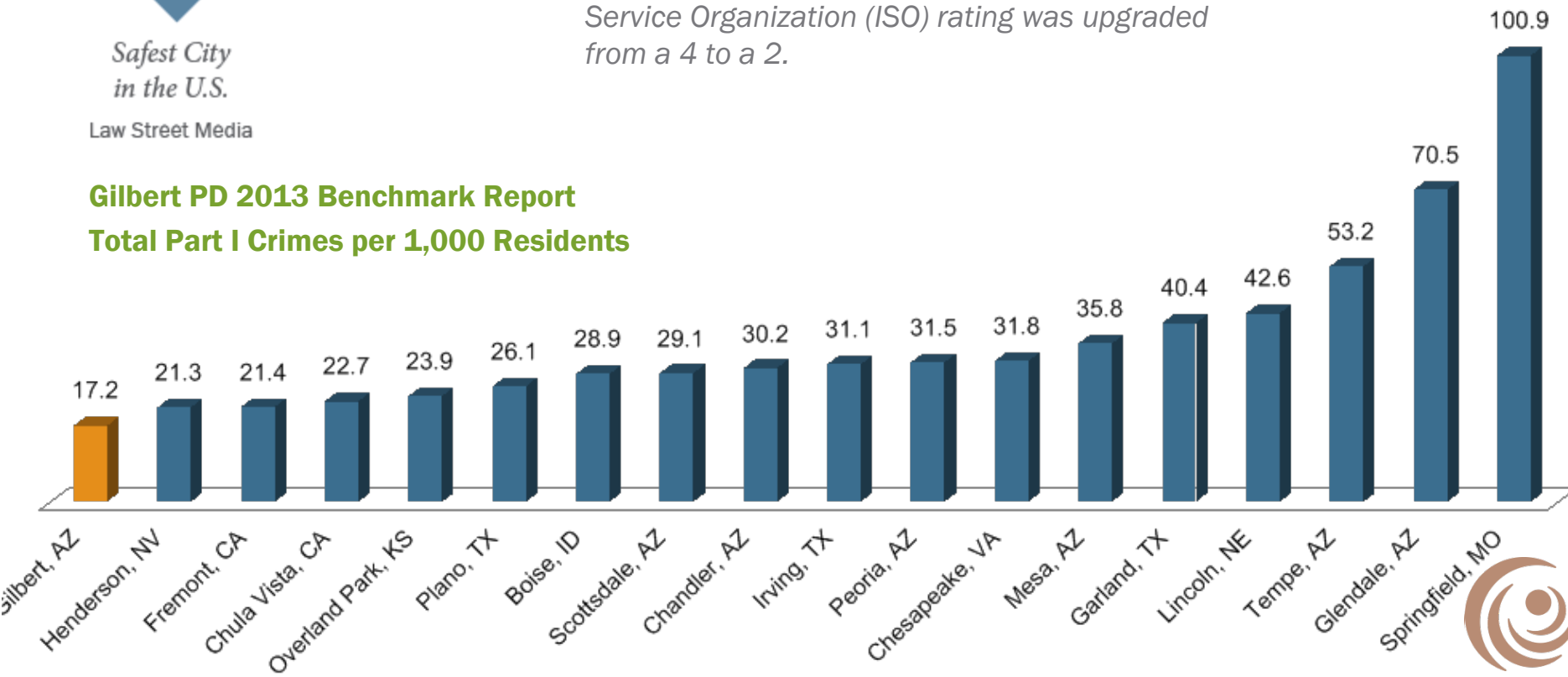
Safest City
in the U.S.

Law Street Media

Fire Department ISO Rating Upgrade

In 2014, the Town of Gilbert's Insurance Service Organization (ISO) rating was upgraded from a 4 to a 2.

Gilbert PD 2013 Benchmark Report Total Part I Crimes per 1,000 Residents





Three A-rated Public School Districts

Gilbert Unified School District

Higley Unified School District

Chandler Unified School District

Additional K-12 Assets

18 Charter Schools

4 Private Schools

Saint- Xavier University , 4-story building (90,000 square feet) satellite campus in Gilbert's Heritage District

Saint Xavier is Gilbert's 1st university

Premier Education



Saint Xavier University



HIGHER EDUCATION INSTITUTIONS

Close proximity to:

ASU's Polytechnic campus

Chandler-Gilbert Community College

69 other colleges, universities and technical schools within a 30-minute commute

GILBERT EDUCATIONAL LEVEL

40.1% of Gilbert residents ages 25 and older hold a bachelor's degree or higher which outpaces the national average of 28%



#22

*Best Place to Live
in the U.S.*

Money Magazine

#1

*City for
Working Parents*

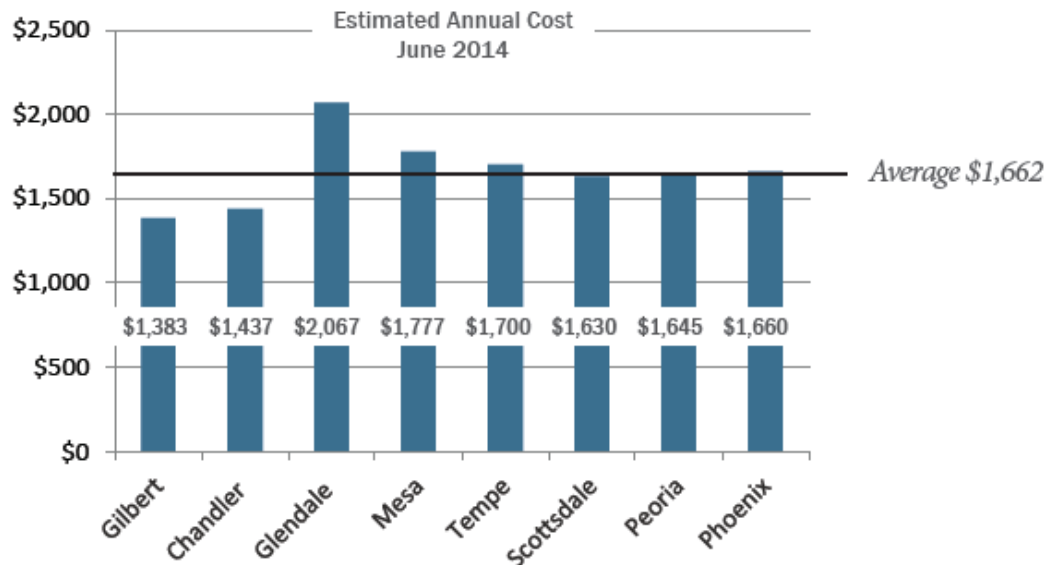
WalletHub

Gilbert Feeding Families
Collected over 120,000 meals for Gilbert
families and the United Food Bank in 2015

Community Focused

High Quality Service, Low Cost to Residents

Gilbert's average household cost for property tax, sales tax, water, wastewater and solid waste services is the lowest in the region.



#2

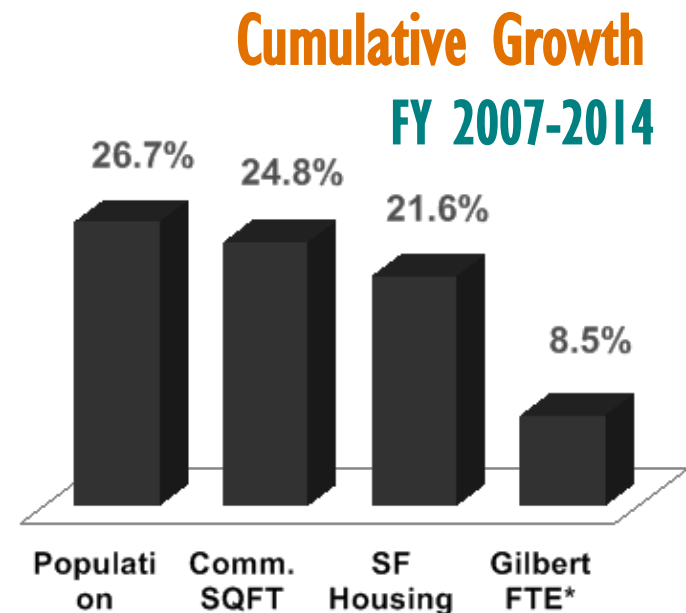
*Best City
for Veterans*

WalletHub



Gilbert Philosophy

- Stay Lean
 - Even in times of high growth, Gilbert is committed to staying lean
 - FTE per 1,000 residents: 5.3
- Holistic Approach
 - Relationships Matter
 - Gilbert Chamber of Commerce, Greater Phoenix Economic Council, East Valley Partnership, Small Business Alliance, SEVRAR, School Districts, etc.



Aaa Bond Rating

“The upgrade of the G.O. rating to Aaa reflects the town's exceptionally strong credit characteristics including a demonstrated commitment to building and maintaining reserves to levels that are well above those typically maintained by similarly-rated peers.”

-Summary for Rating Rationale, April 2015 Moody's Rating Upgrade to Aaa for Gilbert, AZ



Recognized Low Cost Service Provider



Source: City of Tempe 2014 annual cost of service analysis



Regional Comparisons

Sales Tax Rate (as of July 1, 2014)		Operating Budget (FY 2014-15)		Million \$
Glendale	2.20%	Phoenix		4,443.5
Phoenix	2.00%	Mesa		997.3
Tempe	1.80%	Scottsdale		651.0
Peoria	1.80%	Glendale		554.8
Mesa	1.75%	Chandler		543.6
Scottsdale	1.65%	Gilbert		464.8
Chandler	1.50%	Tempe		430.7
Gilbert	1.50%	Peoria		324.8

Property Tax Rate (as of July 1, 2014)	(per \$100 assessed Value)	Incorporated City Limits		sq. miles
Tempe	\$2.44	Phoenix		515.0
Glendale	2.15	Scottsdale		185.0
Phoenix	1.82	Peoria		170.5
Peoria	1.44	Mesa		139.3
Scottsdale	1.25	Gilbert		72.1
Mesa	1.19	Chandler		63.3
Chandler	1.18	Glendale		58.5
Gilbert	1.07	Tempe		40.1



#8

*8-Time Playful
City USA Honoree*
KaBoom!

23 Developed Parks
*Includes Neighborhood,
Community, District and Specialty*

*605 Acres of Public Parks , per
Parks Master Plan*



*Playful
Community*

#5

*Best Food
Neighborhood in
Metro Phoenix*
Phoenix New Times

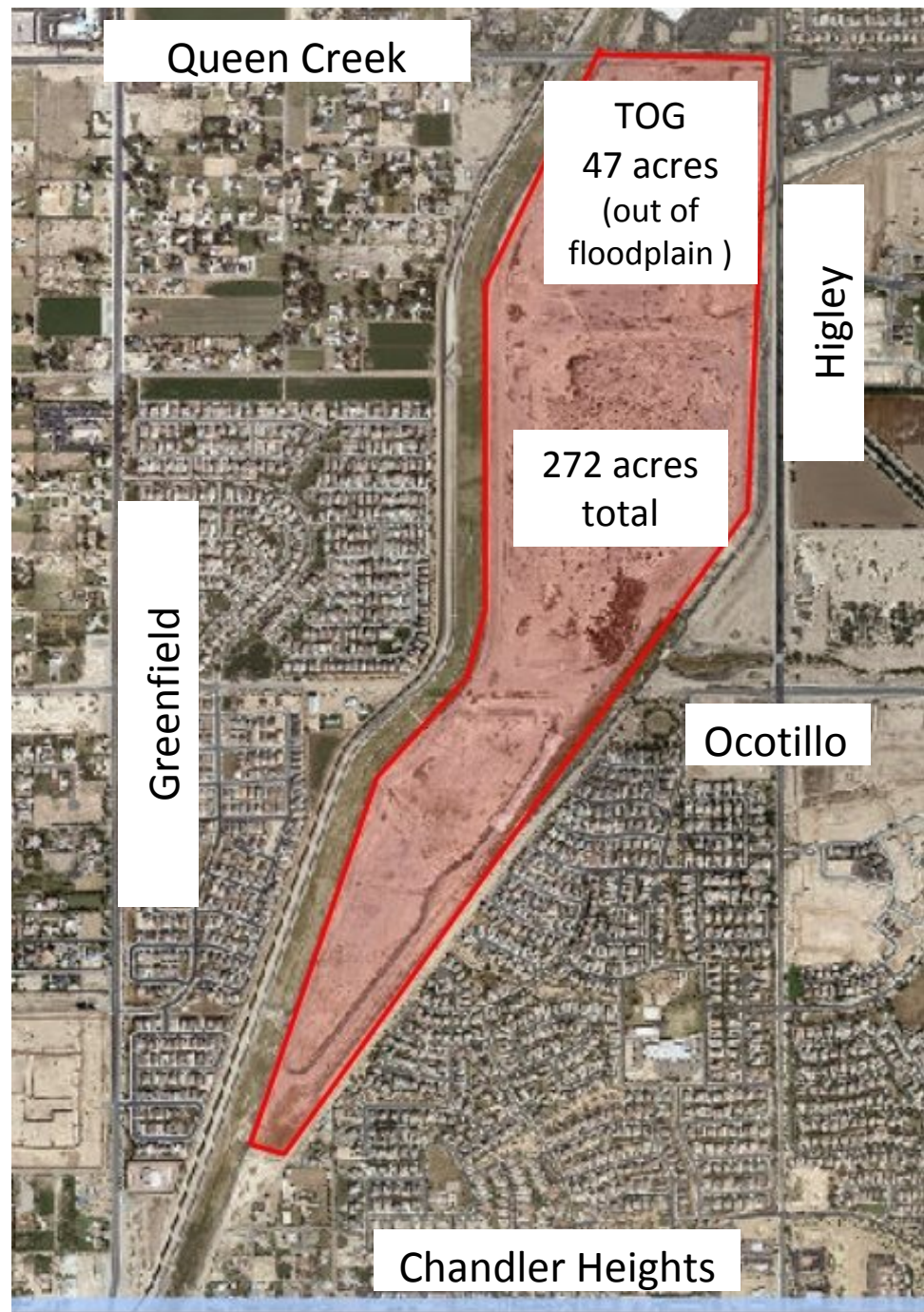


Chandler Heights Basin

- Total acres 272
 - (47 acres owned by TOG and 225 recreation easement)

Preliminary Timeline

5/2015	Recreation easement acquired
10/2015	Conceptual design begins
1/2016	Community outreach begins
5/2016	Conceptual Design complete
11/2016	Bond and/or land sale election
1/2017	Park design begins
4/2018	Park construction begins
6/2019	Park Phase 1 opens



Internal

Lean Six Sigma



\$26M

*Saved in Interest Over the Past 3 Years
by Managing Debt*

\$6.7M

*Estimated Innovation and Efficiencies
Saved in FY14*

Internal & External

SPARK App League



Innovative

External

Orbital Sciences Corporation started production of 81 satellites for the Iridium NEXT program, making their facility the largest satellite manufacturer in the world





Be Counted

GILBERT SPECIAL CENSUS

Starting October 1st

- ✓ **Bring your tax dollars home.**
- ✓ **Open your door.**
- ✓ **Be Counted.**

#3

*Best City to Find
a Job in the U.S.*

Money Magazine

#4

*Best Community
for Hispanic
Entrepreneurs*

WalletHub



1,551

Jobs Announced

Open for Business

Small Business

Launch of the **SizeUp LBI Tool** in support of small businesses in Gilbert

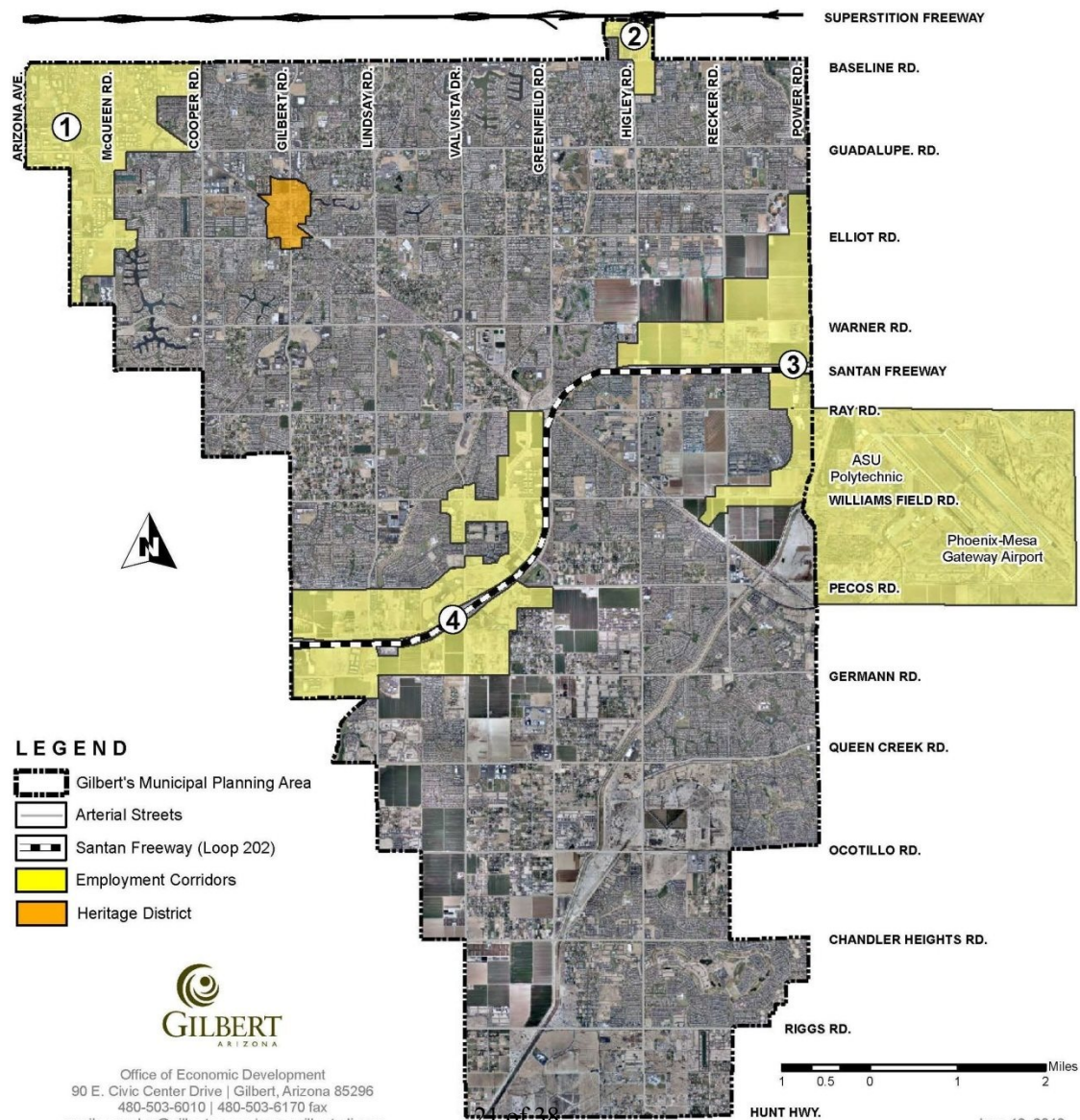
Taking Care of Small Business (TCSB) Program launched to support emerging small businesses

Additional Growth in the Heritage District

- + Lo-Lo's Chicken & Waffles
- + Barrio Queen Cafe
- + Snooze AM Eatery
- + Pomo Pizzeria Napoletana
- + Petersen's Old Fashioned Ice Cream
- + Ticket Force



Employment Corridors



4.5 Million SQ FT

In Development



Employment Corridor | Company Assets



Corridor 1 - Annual Revenues to GF \$31.1 M

- EchoStar Corporation
- Go Daddy
- Lockheed Martin Corporation
- Mapfre Insurance
- Orbital Sciences
- REV Biofuels
- Rigid Industries
- Silent Aire
- Curtiss Wright

Investment: 07/2012 - 06/2014

- Completed Projects: \$53.0 Mil
- Under Construction: \$4.7 Mil
- Future Projects: \$100.0 Mil
- Total: \$157.7 Mil

1,240 acres - employment zoning

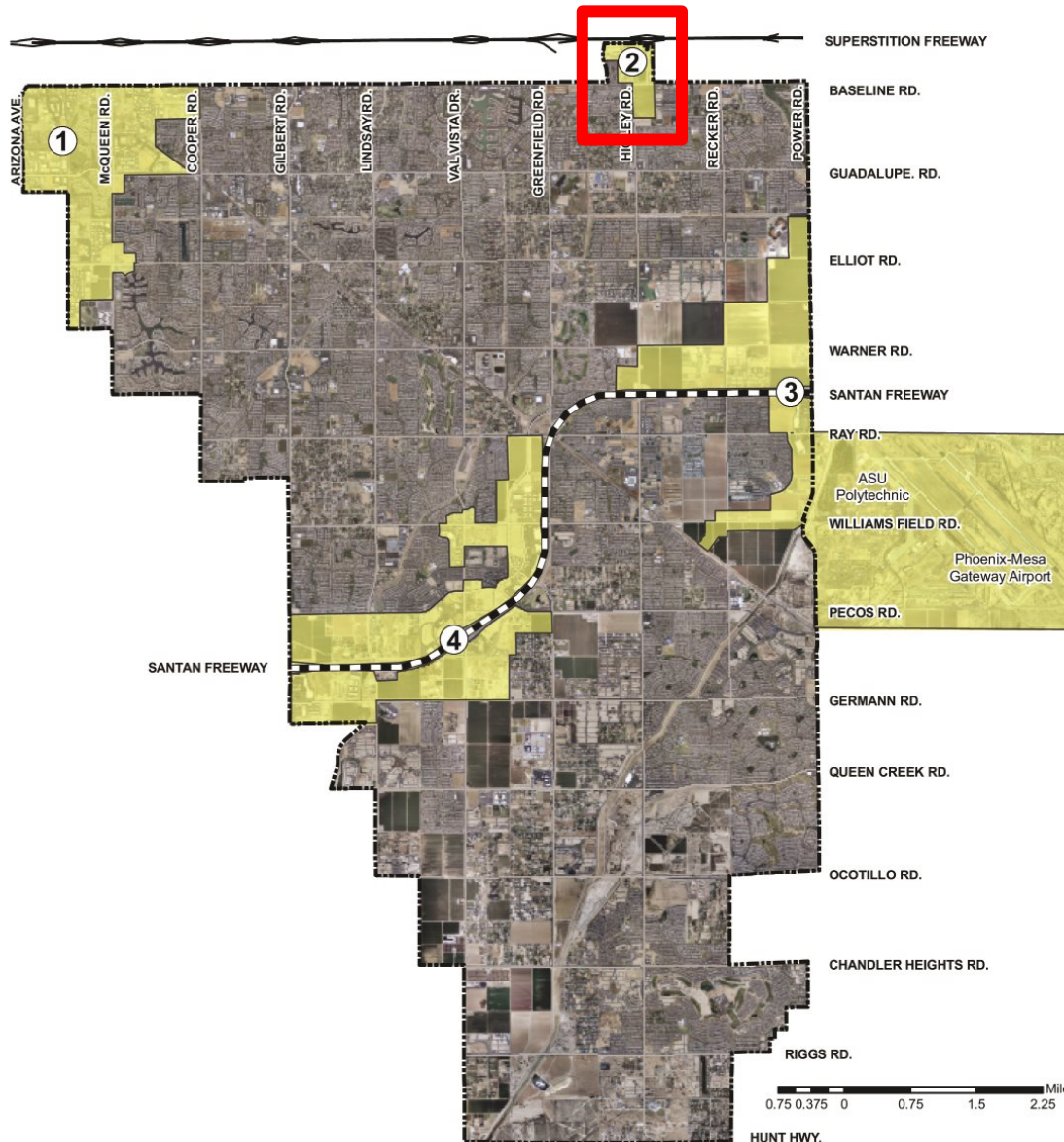
- **7,425,075 sq.ft of inventory**





Gilbert Spectrum
SWC of Elliot / McQueen
600,000 – 800,000 SF of Office and Industrial
Developer: SunCap Property Group | Broker: CBRE

Employment Corridor | Company Assets



Corridor Two

- Banner MD Anderson Cancer Center
- Banner Gateway Medical Center

Investment: 07/2012 - 06/2014

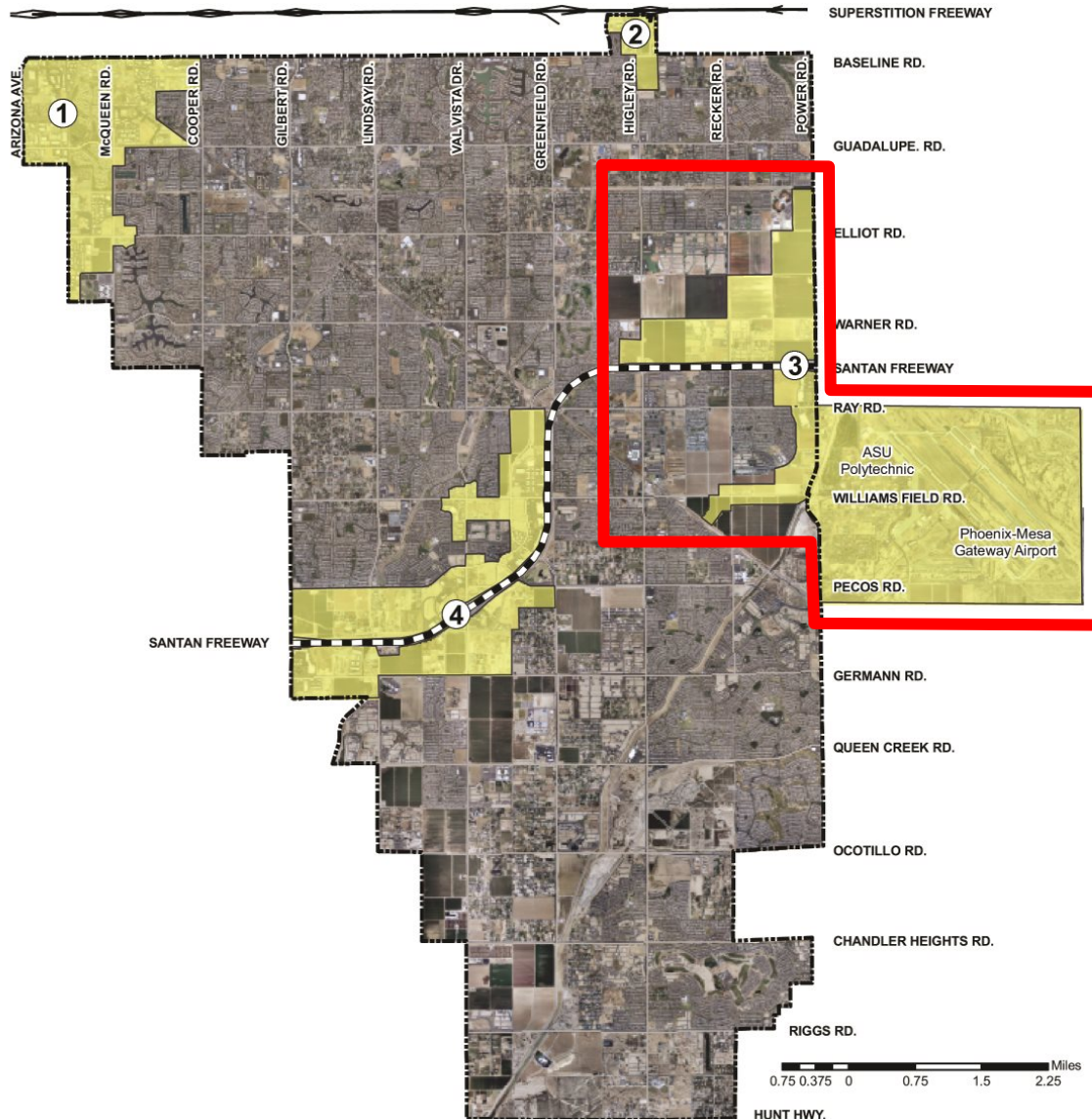
- Completed Projects: \$76.2 Mil
- Under Construction: \$271,700
- Future Projects: \$84.4 Mil
- CIP Projects: \$62 Mil
- Total: \$222.9 Mil

Annual Revenue Stream to General Fund: \$2.0 Mil

- 174 acres for employment
- 804,350 square feet
- Over 50% of undeveloped land



Employment Corridor | Company Assets



Corridor Three

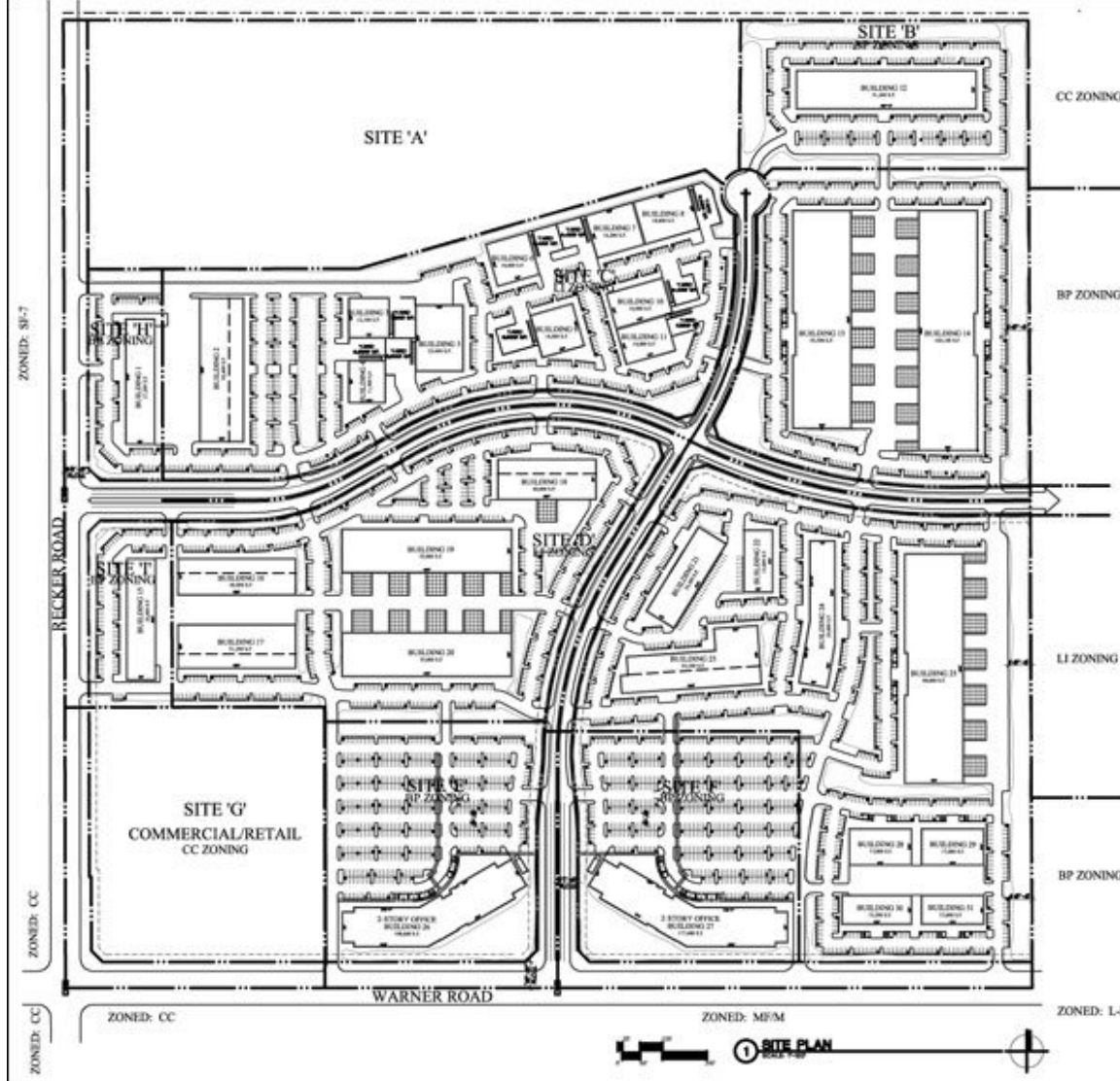
- Allegiant Air
- ASU Polytechnic
- Cessna | Citation
- Embraer Air
- Rockefeller North Gateway
- Gilbert Gateway Towne Center
- Phoenix-Mesa Gateway Airport
- Praxis

Investment: 07/2012 - 06/2014

- Completed Projects: \$49.7 Mil
- Under Construction: \$141,540
- CIP Projects: \$38.0 Mil
- Total: \$87.9 Mil

**Annual Revenue Stream to
General Fund: \$5.0 Mil**





Gilbert North Gateway

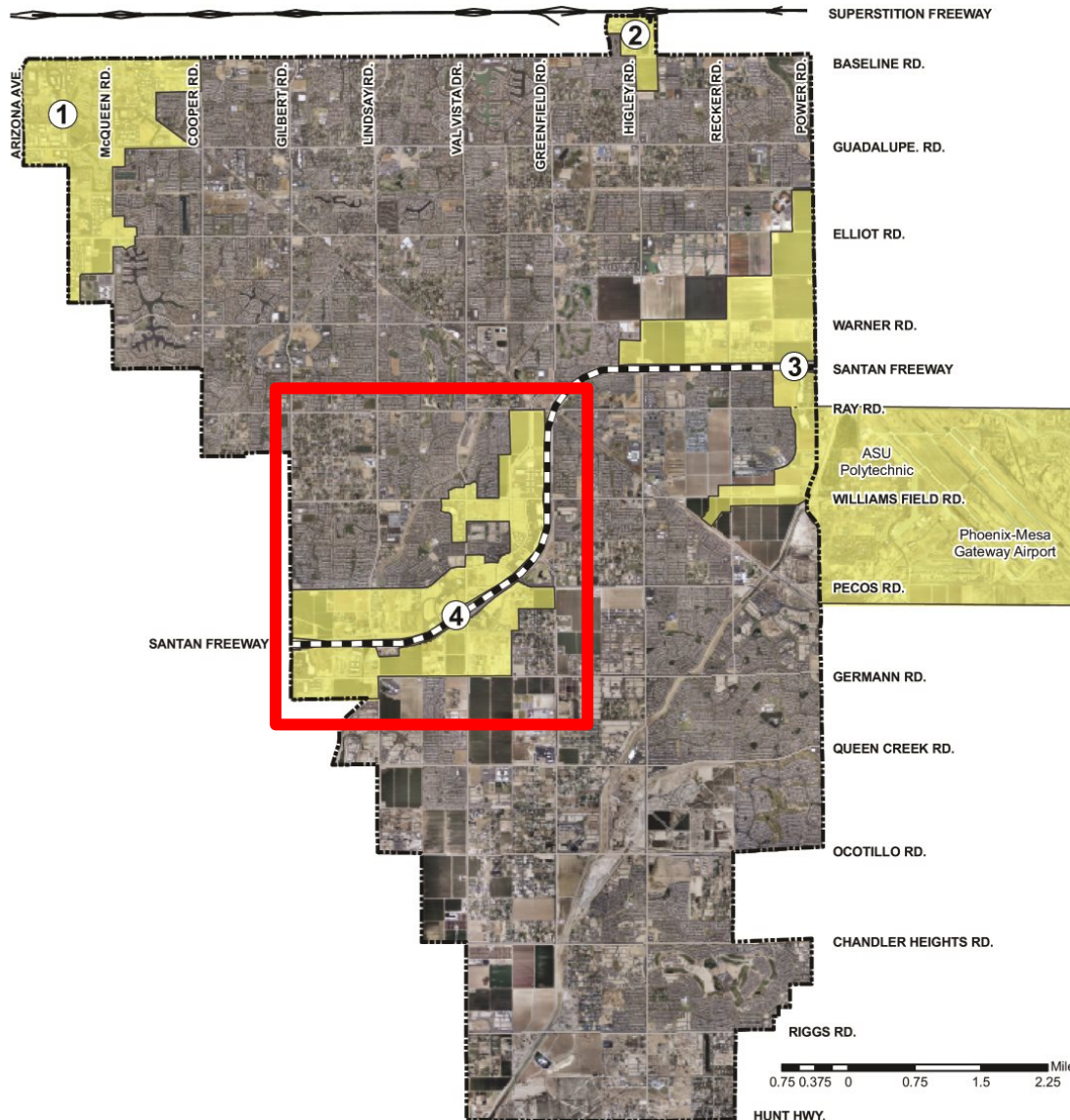
NEC of Warner and Recker Roads

123 acres zoned for light industrial, business park and retail

402 Class A+ apartment units at Live Northgate

Developer: Rockefeller Group Development Corporation | Broker: Colliers

Employment Centers | Company Assets



Corridor Four

- Celebration Stem Cell Centre
- Heliae
- InData
- Ironwood Cancer Center
- Southeast VA Health Care Clinic
- Isagenix (coming soon)
- Maserati (coming soon)
- Mercy Gilbert Medical Center
- Translational Research Institute
- SanTan Village
- Sarnova Medical

Investment: 07/2012 - 06/2014

- Completed Projects: \$87.8 Mil
- Under Construction: \$64.5 Mil
- Future Projects: \$88.0 Mil
- CIP Projects: \$39.5 Mil
- Total: \$279.8 Mil

**Annual Revenue Stream to
General Fund: \$32.0 Mil**





Rivulon

NEC Santan Loop 202 and Gilbert Road

1.3 Million SF of Office , 500,000 SF of Retail, 250 Hotel Rooms

Developer: Nationwide Realty Investors | Broker: Lee & Associates



Park Lucero

NEC Germann and Gilbert

618,000 SF of Office and Industrial

Developer: Trammell Crow Company | Broker: Jones Lange LaSalle



Reserve at SanTan

SEC of Gilbert and Germann

443,000 SF / 39-Acre Business Park

Building four (104,000 SF) under onstruction

Developer: Orsett Properties | Broker: Newmark Grubb Knight Frank



Gilbert Crossroads

SWC Germann and Lindsay

+/- 495,000 SF of Class A Office and Spec Space

Developer: Rockefeller Group Development Corporation | Broker: Jones Lange LaSalle



Val Vista Square

SEC of Pecos and Val Vista

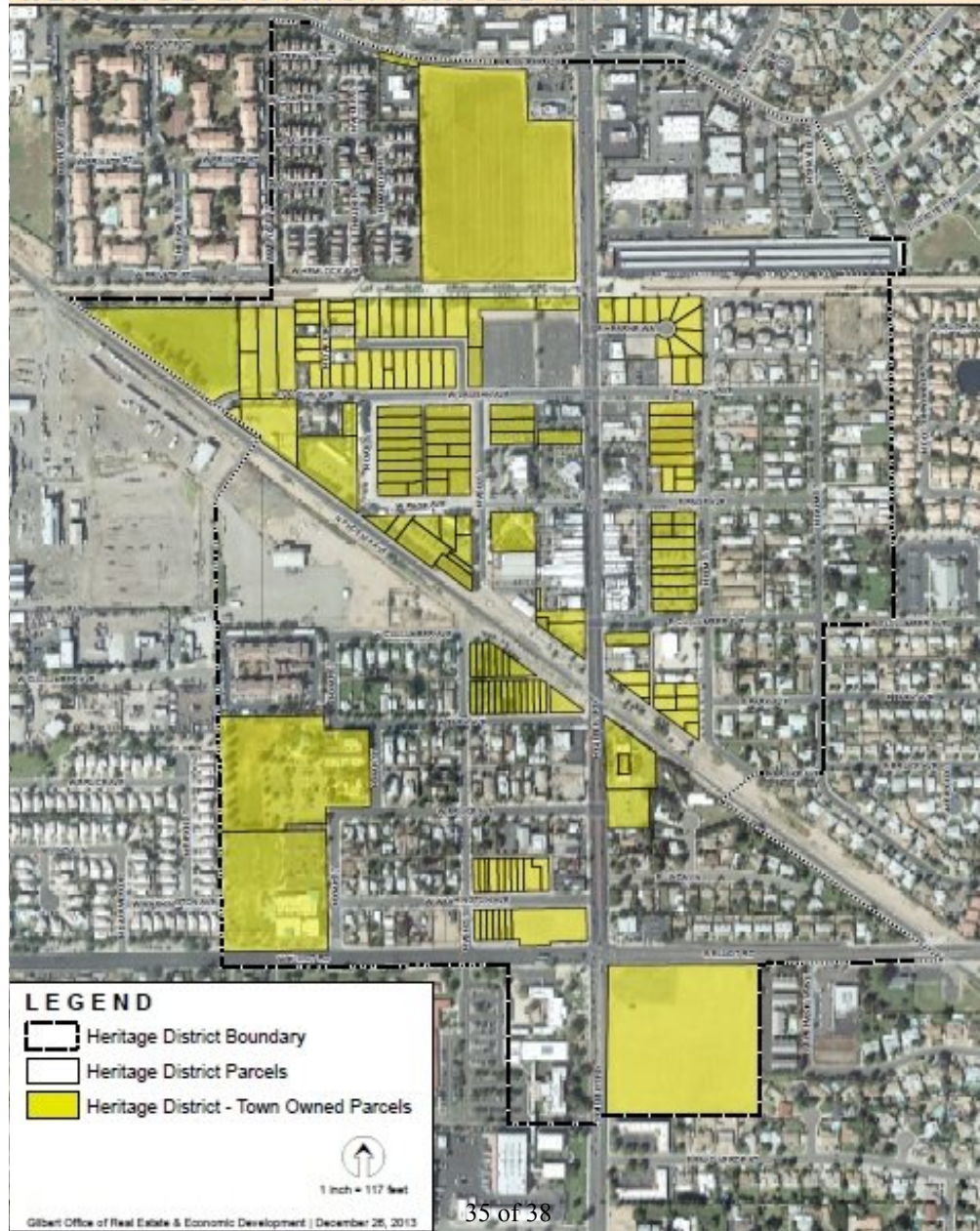
+/- 36 Acre Mixed Use Office, Medical, Restaurants, Retail, Hotel

Developer: Ryan Companies | Broker: NAI Horizon

Entertainment District | Heritage District



HERITAGE DISTRICT PARCEL MAP



LEGEND

-  Heritage District Boundary
-  Heritage District Parcels
-  Heritage District - Town Owned Parcels



1 inch = 117 feet





Why Gilbert?

www.gilbertedi.com

(Economic Development)

www.discovergilbert.com

(Tourism)

Growth & Development *Committed to Safety*
this is *Community Focused*

Gilbert

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